

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Worcester**

State: **MA**

PJ's Total HOME Allocation Received: **\$32,405,737**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	97.92 %	95.73 %	4	92.63 %	95	93	
% of Funds Disbursed	94.07 %	90.86 %	3	86.67 %	91	89	
Leveraging Ratio for Rental Activities	4.53	8.81	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.83 %	92.93 %	18	88.14 %	10	10	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.53 %	75.03 %	19	76.19 %	14	16	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.76 %	82.21 %	19	81.48 %	16	18	
% of 0-30% AMI Renters to All Renters***	29.98 %	52.16 %	19	45.62 %	19	23	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.51 %	97.79 %	8	96.17 %	55	53	
Overall Ranking:			In State:	18 / 19	Nationally:	22	29
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,643	\$28,474		\$28,750	407 Units	37.80 %	
Homebuyer Unit	\$13,796	\$17,035		\$15,714	598 Units	55.50 %	
Homeowner-Rehab Unit	\$16,122	\$15,657		\$21,140	73 Units	6.80 %	
TBRA Unit	\$0	\$4,084		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$131,910	\$87,642	\$42,317
State:*	\$161,842	\$107,277	\$23,238
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.14

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.2	36.0	54.8	0.0	Single/Non-Elderly:	44.0	25.3	23.3	0.0
Black/African American:	15.8	17.1	5.5	0.0	Elderly:	20.7	4.5	27.4	0.0
Asian:	1.0	3.7	1.4	0.0	Related/Single Parent:	15.3	25.4	15.1	0.0
American Indian/Alaska Native:	2.2	0.7	0.0	0.0	Related/Two Parent:	15.6	42.1	32.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.5	2.7	1.4	0.0
American Indian/Alaska Native and White:	0.2	0.2	0.0	0.0					
Asian and White:	0.2	0.3	0.0	0.0					
Black/African American and White:	0.0	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0					
Other Multi Racial:	1.5	1.5	2.7	0.0					
Asian/Pacific Islander:	0.5	1.5	2.7	0.0					
ETHNICITY:									
Hispanic	34.3	38.8	32.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.4	16.9	20.5	0.0	Section 8:	25.9	3.8 [#]		
2 Persons:	16.5	14.5	20.5	0.0	HOME TBRA:	0.5			
3 Persons:	14.8	21.4	16.4	0.0	Other:	22.5			
4 Persons:	11.6	24.2	21.9	0.0	No Assistance:	51.1			
5 Persons:	7.9	17.9	13.7	0.0					
6 Persons:	2.5	3.7	2.7	0.0					
7 Persons:	0.2	1.3	2.7	0.0					
8 or more Persons:	0.0	0.0	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				168

* The State average includes all local and the State PJs within that state

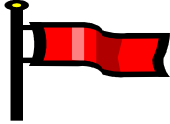
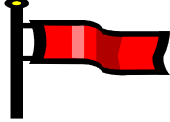
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester State: MA Group Rank: 22
 (Percentile)
 State Rank: 18 / 19 PJs Overall Rank: 29
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	76.83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	59.53	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.76	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	99.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	0.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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